

FILE NO.: Z-8958

NAME: Rock Structure Repair Short-form PID

LOCATION: Located at 8024 Stanton Road

DEVELOPER:

Rock Structure Repair
Attn. Rudy Gutierrez
3 Kipling Court
Little Rock, AR 72209

ENGINEER:

Marlar Engineering
5318 John F. Kenney Boulevard
North Little Rock, AR 72116

AREA: 2.37 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family, Non-conforming machine shop

PROPOSED ZONING: PID

PROPOSED USE: Selected I-2, Light Industrial uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning of the site from R-2, Single-family to PID to allow the reuse of an existing metal building on the site. The property contains a 7,400 square foot steel warehouse building which has been used as a machine shop business for the past 30-years. Rock Structure Repair is under contract to purchase the property to allow their company to locate on the site. The company provides foundation repair, drainage and retaining wall construction. The company plans to use the site for storage of concrete cylinders and drain pipes outside the building. The company vehicles will be parked inside the building. The business hours are from 7:00 am to 5:00 pm Monday through Friday.

In keeping with the previous use of the property the applicant is requesting the use of the property for his business but is also requesting the following list of I-2, Light Industrial uses as allowable alternative uses for the site: Cabinet or woodworking shop, Contractor or maintenance yard, Machine or welding shop, Office warehouse and Plumbing, electrical, heating or air conditioning shop.

B. EXISTING CONDITIONS:

This area contains a mixture of uses many of which are non-conforming uses. There are single-family homes, manufactured home parks, a daycare center, auto related businesses and office uses. Stanton Road has been constructed with curb and gutter. Sidewalk is located along the eastern portion of Stanton Road. There is no sidewalk adjacent to this site.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Upper Baseline Neighborhood Association, the Wakefield Neighborhood Association, the Windamere Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing. Southwest Little Rock United for Progress voted at their July 7, 2014, meeting (unanimously) to support the applicant's request.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stanton Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30-feet from centerline will be required.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. At the time of future development including expansions of the existing structures and pavement, the existing driveway apron must be narrowed to no wider than 28-feet.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this property.

Entergy: Entergy does not object to this development. There is an existing power line along most of the southern edge of the property from which Entergy will need to maintain an easement and access. Contact Entergy, Bernard Neumeier, at 501.954.5158 for additional information.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: Maintain access. Fire hydrants per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Served directly by Route #15, 65th Street Bus Route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Geyer Springs East Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PID (Planned Industrial District) to recognize an existing development on the site and add some industrial uses.

Master Street Plan: Stanton Road is shown as a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown along Stanton Road. Class III Bike Routes require no additional right-of-way or pavement markings, only a sign to identify and direct the route.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements. Future development or redevelopment of the site will require a corresponding upgrade in the site landscaping.

2. External storage of materials shall be screened from abutting properties and streets. Existing and planted vegetation, berms, fences, walls and other landscaping devices may be used to achieve the required screening. Opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (July 16, 2014)

The applicant was present. Staff presented an overview of the development stating there were few outstanding technical issues related to the site plan. Staff stated the building was existing and had a history of non-residential use. Staff stated the applicants were seeking to rezone the property to a PID to allow their use, a contractors office and storage yard, and additional specifically identified I-2, Light Industrial District uses as allowable alternative uses.

Public Works comments were addressed. Staff stated at the time of redevelopment the existing drive was to be reduced to no more than 28-feet. Staff also stated Stanton Road was indicated on the Master Street Plan as a collector street which required a dedication of right of way to 30-feet from centerline. Staff noted any broken curb, gutter or sidewalk was to be repaired by the applicant prior to occupancy of the building.

Landscape comments were noted. Staff stated at the time of redevelopment of the site an upgrade in landscaping would be required. Staff also stated all external storage of materials was to be screened from the abutting properties and streets. Staff stated the screen was to be an opaque screening material of either a fence, wall or evergreen plantings.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues raised at the July 16, 2014, Subdivision Committee meeting in need of addressing via a revised site plan. The applicant is seeking a PID rezoning to allow an existing commercial building to be used as a contractor's office and storage yard for their business. In addition to the applicant's use the following additional alternative uses are being proposed: Cabinet or woodworking shop, Contractor or maintenance yard, Machine or welding shop, Office warehouse and Plumbing, electrical, heating or air conditioning shop. The business hours are from 7:00 am to 5:00 pm Monday through Friday.

The property contains a 7,400 square foot steel warehouse building which is being used as a machine shop business. The applicant is under contract to purchase the property to allow their company to locate on the site. The applicant's business provides foundation repair, drainage and retaining wall construction. The use of the property includes the storage of concrete cylinders and drain pipes (outside) within the rear yard of the site. Some equipment will also be located outside within the rear yard area. Company vehicles will be parked inside the building. The applicant has indicated fencing will be installed to provide security for the equipment and materials stored outdoors. The outdoor storage area will be screened as required by City ordinance.

The site plan has not included the placement of a dumpster on the site. Should a dumpster be needed in the future staff feels the dumpster placement should be mindful of the adjacent residential uses and the hours of dumpster service be limited to 7 am to 6 pm Monday through Friday.

The applicant has not requested the placement of a sign on the property. Staff recommends should signage be desired the signage be limited to signage typically allowed in office zones or a maximum of six (6) feet in height and a maximum sign area of 64-square feet. Also building signage is to be limited to a maximum of ten (10) percent of the façade area abutting Stanton Road.

Staff is supportive of the request. The applicant is requesting approval of a PID to allow the reuse of an existing non-residential building as a contractor's office and storage yard. Although the applicant is not proposing significant changes to the site at this time future renovations and/or expansions may require site upgrades including landscaping and the narrowing of the existing driveway.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends should a dumpster be placed on the site in the future the placement be mindful of the adjacent residential uses and the hours of dumpster service be limited to 7 am to 6 pm Monday through Friday.

Staff recommends signage be limited to signage typically allowed in office zones or a maximum of six (6) feet in height and a maximum sign area of 64-square feet and building signage be limited to a maximum of ten (10) percent of the façade area abutting Stanton Road

PLANNING COMMISSION ACTION:

(AUGUST 7, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation any future dumpsters be placed on the site mindful of the adjacent residential uses and the hours of dumpster service be limited to 7 am to 6 pm Monday through Friday. Staff presented a recommendation signage be limited to signage typically allowed in office zones or a maximum of six (6) feet in height and a maximum sign area of 64-square feet and building signage be limited to a maximum of ten (10) percent of the façade area abutting Stanton Road

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.